

**RUSH
WITT &
WILSON**



14 Millfield, High Halden, Kent TN26 3LX
Guide Price £395,000

Rush Witt & Wilson are pleased to offer this extended detached bungalow occupying a popular cul-de-sac setting in the heart of High Halden. The well-presented accommodation comprises of an entrance porch, hallway, living room with log burning stove, impressive 14'8 x 13'8 kitchen/dining room with adjoining conservatory, utility room, three bedrooms and a recently fitted wet room and cloakroom. Outside the bungalow offers off road parking for at least three cars, a single garage with adjoining wood store/lean-to and an established rear garden. For further information and to arrange a viewing please call our Tenterden office.

Entrance Porch

10'5 x 4'8 (3.18m x 1.42m)

With glazed entrance door and windows to the front and side elevations, vinyl flooring and doorway leading to:

Hallway

With access to loft space, radiator with fitted cover and connecting doors to:

Living Room

17'3 x 11'1 (5.26m x 3.38m)

With large window to the front elevation, feature fireplace with exposed brick hearth, oak bressumer above and inset log burning stove, radiator and connecting door to:

Kitchen/Dining Room

14'8 x 13'8 (4.47m x 4.17m)

Fitted with a range of bespoke cupboard base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splash-backs and inset butler sink, space and point for Rangemaster cooker, upright unit with space and point for fridge/freezer, cupboard housing wall mounted gas fired boiler, space for table and chairs, radiator, vinyl flooring, window to the rear elevation overlooking the patio and part glazed stable door leading to the utility room/lean-to.

Archway leading to:

Conservatory

11'5 x 10'5 (3.48m x 3.18m)

Being fully double glazed with a selection of windows and double doors allowing access to the garden, radiator and vinyl flooring.

Utility Room/Lean-to

14'11 x 5'9 (4.55m x 1.75m)

With door to the front elevation, fitted storage cupboard, quarry tiled flooring, space and plumbing for washing-machine, space and point for dishwasher, space and point for further freestanding appliances, double doors to the rear elevation allowing access to the garden.

Bedroom 1

11'1 x 10'4 (3.38m x 3.15m)

With window to the front elevation, full height fitted wardrobes to one wall with mirrored sliding doors and radiator.

Bedroom 2

10'1 x 9'5 (3.07m x 2.87m)

With window to the rear elevation overlooking the conservatory, fitted shelving to one wall and radiator.

Bedroom 3

10'1 x 9'5 (3.07m x 2.87m)

With window to the rear elevation overlooking the conservatory and radiator.

Wet Room

Modern fitted suite comprising of low level W.C, wall mounted wash-hand basin with draws beneath, large walk in shower with fitted screen, wall mounted shower head as well as waterfall shower above, dual-fuel heated towel rail/radiator fitment, fully tiled flooring and walls, under floor-heating and obscured glazed window to the side elevation.

Cloakroom

Modern fitted suite comprising low level W.C, wall mounted wash-hand basin, heated towel rail/radiator fitment, tiled flooring and part tiled walls.

Outside**Single Garage**

18'7 max x 9'7 max (5.66m max x 2.92m max)

With up and over door to the front and personal door to the side leading to the lean-to/wood store. To the rear of the garage a door leads to a small cloakroom with low level W.C.

Lean-to/Wood Store

With door to the front and double doors to the rear allowing access through to the rear garden, currently utilised as a log store providing a useful storage space.

Garden

To the front a tarmac driveway provides off road parking for at least three cars with an area of lawn to one side and two beds abutting the front of the bungalow planted with a mixture of shrubs and seasonal flowers.

The established rear garden offers an area of lawn bordered with a range of well stocked beds planted with a mixture of shrubs, roses and flowers, a small gravelled area with feature pond and pathway to a patio area at the rear of the garage/wood store. To the rear of the bungalow is a further private paved terrace offering the perfect space for outside dining and entertaining.

Agent Note

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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